



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 23, 2016

SUBJECT: Design Overlay Review No. 1605-16  
Variance No. 560-16

APPLICANT: Nery Matus  
3125 A1649 West 68<sup>th</sup> street  
Los Angeles, California 90047

REQUEST: To convert a vacant commercial building with new attached 2-car garage into a residential single-family home and a variance to reduce a parking setback for a lot located in a RS (Residential, Single-Family) zone.

PROPERTY INVOLVED: 21941 South Avalon Boulevard

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#### COMMISSION ACTION

\_\_\_\_ Concurred with staff

\_\_\_\_ Did not concur with staff

\_\_\_\_ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago			Thomas
		Guidry			Cinco/Palmer

***Item No. 8A***

## I. Introduction

### *Applicant*

- Nery Matus, 1649 West 68<sup>th</sup> Street, Los Angeles, CA 90047

### *Property Owner*

- Samuel A and Lucia Corpuz, 2453 West 256<sup>th</sup> Street, Lomita CA, 90717

### *Project Address*

- 21941 South Avalon Boulevard

## II. Background

The applicant requests the approval of a conversion of a 1,144 square foot commercial building into a single-story, single-family residence with an attached two-car garage. The lot size is 33 feet by 100 feet and is within the RS (Residential, Single-Family) zone. Pursuant to Section 9121.1 of the Carson Municipal Code (CMC), new single-family dwellings on lots less than 50 feet wide require Site Plan and Design Review. A variance is requested for a 20 foot garage setback.

## III. Analysis

The status of the project is unknown at this time; however, the applicant intends to move forward with this request and is in process of revising their plans. Staff recommends this item to be referred back to staff to provide additional time for the applicant to submit their revised plans; staff will then schedule this item for a public hearing.


## IV. Recommendation

Staff recommends the Planning Commission continue this item.

## V. Exhibits

1. None.

Prepared by:

  
Peter Raktiprakorn, Assistant Planner